

News of the Real Estate World

ROCHESTER BUYERS INVEST IN HEIGHTS

Acquire Six Story Paul Jones Flat on Wadsworth Ave.; Other Apartment Sales.

Investors from Rochester, N. Y., have purchased the six story four sectioned apartment house known as the Paul Jones, 220-224 Wadsworth avenue, from Ildor Zimmer, Samuel Reizick and Frank Loecher. The buyers are Morris Goldberg and Elias Chalkin, who conduct a department store in the up-State city.

The structure, rated as among the finest built on the Heights, has accommodations for forty-eight families, and is laid out in suites of from four to seven rooms. It stands on a plot fronting 173.10 feet on the avenue and seventy feet on each side street.

There are eight apartments on a floor. The house has been held at \$75,000 by the sellers, who acquired it three years ago. It returns an annual rental of about \$9,000. A. V. Amy & Co. were the brokers.

Overbeck properties (Frederick, Emma and George W. Overbeck), owners of 509 Columbus avenue, 30 and 32 West Eighty-seventh street, 330, purchased from Mary B. Noble, Irene M. and Emily L. Braman, the three five story single flats, adjoining their holdings on the west at 30-32 West Eighty-seventh street, 71,000. This purchase gives them a corner site 125x100. The purchase was negotiated through F. J. Guilfoyle & Co.

A. H. Levy has made a rapid and profitable turn over of the six story apartment house at 24-26 East Twenty-first street, between Second and Third avenues on a plot, 41x132, which he purchased recently from Nathan Unger and the Brand estate through Dora Jacobs. H. W. Cohen, an investor in the buyer. The property was valued at \$65,000.

Sarah Schwartz, represented by Burger & Burger, attorneys, sold to Anthony J. Danas, a florist of Yorkville, the first story tenement at 348 East Eighty-sixth street. J. Eisenbrand was the broker.

The recently named West Eleventh Street Realty Company, which was organized from the Terrain Realty Company, the recently renamed six story apartment house at 132-134 West Eleventh street, the M. Morganthau Jr. Company and the Everett M. Seixas Company were the brokers. They have been appointed agents of the property.

Melster Building Corp. sold 303 East Sixty-first street, the five story, twenty family apartment house, 25x75, through Arthur Cutler & Co. to Elsie Hyde.

WILL SELL 500 LOTS IN HUNTS POINT SECTION

J. P. Day Offers Holdings of Simpson Estates.

Five hundred lots in the Hunts Point section of the Bronx will be sold to-day by Joseph P. Day. The lots are to be sold for the estates of William B. Simpson, Sr., William B. Simpson, Jr., and John B. Simpson, Sr., and include two three lot corner plots in Jerome avenue at East 25th street, one block from Van Cortlandt avenue East and opposite to the Jerome Park reservoir.

The Hunts Point lots are divided into two groups. The first consists of lots on Whitlock, Ludlow and Longfellow avenues, on Park street, Garrison avenue and the Bronx River, on both sides of the New York, New Haven and Hartford Railroad and close to Hunts Point Square, which center of Hunts Point traffic recently has developed into one of the most important "hubs" of the Bronx.

A second group comprises the major part of those involved in the sale, and are located on Park street, between Ryawa, Oak Point, East Bay and Vero avenues, the Bronx River and intersecting streets and avenues.

PERSONAL AND IMPERSONAL

Viola R. Cameron is the buyer of the dwelling at 315 West Seventieth street, sold recently.

Richard J. Fisher of Ernest T. Bower's real estate office sold 262 West 120th street, recently reported in The New York Times and Tribune. The company has made a loan of \$500,000 on 146 West Fifty-fifth street, where a nine story apartment house will be erected by the Jallison Construction Company, Inc. (Julius and David Tishman).

Triangle Construction Company has been awarded the contract for constructing thirty-two two family houses in Brooklyn, on Lincoln, Myrtle, Midwood and Rutland streets, for the Jallison Construction Company. Plans were prepared by George Nordham and the cost of the entire operation has been placed at \$450,000.

Duros Company has placed the following mortgage of \$66,500 on 865 Post street, \$22,000 on 71 Eighth avenue, \$12,000 on 37 West Ninety-second street, \$5,500 on 6261 Twentieth avenue, Brooklyn, \$5,500 on 55 Washington Park, Hastings Heights, N. Y., \$2,500 on 909 Edison avenue, \$4,500 on 1827 Bathgate avenue, \$4,000 on 89 Third avenue, Ridgfield Park.

Ennis & Sinnott were the sellers of the flats on 12th street and 123d street, 225 feet west of Broadway, reported purchased yesterday by Harry H. Ulfelder, Inc., for apartments. Ennis & Sinnott took the lots in part payment from John W. Conney for the three apartments at 408 to 412 West 115th street, reported sold yesterday through Hall J. How & Co. On the lots stands the one time owner of L. B. Conney, who is known as the dean of the real estate world.

HOME OF HENRY W. TAFT CLAIMED BY BUSINESS

West 48th St. House to Be Altered; Other Sales.

The home of Henry W. Taft, brother of former President William H. Taft, at 26 West Forty-eighth street has been sold to interests which will remodel it for business. The property is a five story structure and was held at \$150,000. The sale marks the removal of another prominent resident from this former aristocratic section. The deal was negotiated by Douglas L. Elliman & Co. The same brokers recently leased a large apartment in Sherry's at 300 Park avenue to Mr. Taft.

The Taft residence occupies a lot 25x100 and is between Fifth and Sixth avenues. Mr. Taft had lived there for many years but the recent investment of business on the block has caused a large number of the older residents to sell or lease their homes.

Wilcox & Shelton sold to Jacob Goodman, the two dwellings, each 16x39.11, at 141 West 120th street and 113 West 121st street.

Mullinville & Co. sold for Annie Hoffenack the three story dwelling, 131 East 121st street, to Mary Martin. The property has not been transferred since 1894.

John H. Pierce resold for Jacob Goodman 194 Edgewood avenue, a three story dwelling, 18 feet front, overlooking the block and fronting 132 feet on Bradhurst avenue. It was held at \$14,000 and has been sold to Mrs. Estelle M. Johnson for investment.

Douglas L. Elliman & Co. sold to Fred W. Gordon the five story dwelling, 131 East Sixty-second street, 32x28.3x100.5, for Henry R. Stern to a client for occupancy. The property was held at \$90,000. Possession is given in ten days.

SALES IN MANHATTAN REVEALED IN RECORDS

The Baron de Hirsch Fund sold to Beatrice Oliver the seven story loft building, 9 and 11 East Sixteenth street, 10x25.

John Building Corporation sold to the Lathos Realty Corporation the three and two story buildings 120 and 122 Bleeker street, southeast corner of Wooster street, 60x75.

Relevy Realty Corporation, L. Kramer, M. Feeney and H. Levin directors, bought the two five story flats 151 and 153 West Sixty-second street, 10x100, held at \$20,000. Cohen Brothers are attorneys for the corporation.

Bayside Improvement Company sold to Dwight C. Harris 556 and 558 West Forty-ninth street, a five story apartment, 10x125.11.

Rosemeyer Realty Company resold to Samuel Ostrofsky the five story tenement with stores at 36 and 38% Scammon street, 25x100.

Hyman Stuhmann sold to Hyman Koch the four story tenement 85 Eleventh avenue, southeast corner of Forty-ninth street, 15x100.

Rose Tauber sold to Florentine L. Placke the three story building 441 East Seventy-fourth street, 25x102.11.

Joseph Friedman sold to Morris Smilgowsky the five story tenement 168 Monroe street, 22x108.4.

Teresa J. Coman sold the four story dwelling, West Ninth street, 12x39.11. This was taken in the name of Laura E. Walker. A few days ago there was announced a proposed building operation by a client of McLaughlin & Stern, which was to take in the name of the same client, which also was to take in adjoining property.

Emilia Schendler sold to the West Building Realty Company the three story dwelling 160 West Eighty-seventh street, 20x100.8.

Ira H. Patchin resold to Martin and Eleanor Egan the four story dwelling 13 West Ninth street, 12x39.11.

Miriam H. Gottlieb sold to William F. Neumann the four story dwelling 145 West Seventy-fifth street, 20x102.11.

John B. Beyer sold to Alexander Under the five story dwelling, 220 West Seventy-eighth street, 18x102.2.

Moses Deckerling sold to Lillian R. Yates, Aeneas A. Pickering and Lambert Morris the three story dwellings 12 West 121st street, 18x141.11.

Rebecca L. Dempswolfe sold to Howard D. Hammond the two three story dwellings, 275 West 127th street, 22x100.8.

Annie Tagg sold to Ralph Royall the three story dwelling 548 East Eighty-seventh street, 18x102.2.

PLAINFIELD AUCTION TO-DAY

195 New Jersey Lots to Be Sold by Bryan L. Kennelly.

Bryan L. Kennelly, Inc. will auction 195 home sites near Plainfield, N. J., to-day. The property was formerly the estate of Daniel Birdsell. The sale will be held on the property in a large tent, rain or shine.

These lots are in the best section of Park avenue and are surrounded by many beautiful homes that are practically all occupied by the owners.

BROOKLYN PROPERTIES IN \$400,000 EXCHANGE

Deal Involves Dwellings in Sayville, L. I.

I. Jerome Riker resold for the Stanley Holding Corporation and the 726 Ocean Avenue Company to Emil F. and Mary Kupfer of Sayville, L. I., the three eight family buildings at 818 and 105 South Ninth street and 818 Driggs avenue, each 32x100; also four eight family buildings, 87, 89, 91 and 93 Eighth avenue, between Ninth and Tenth streets (Park side section), to the same buyers.

The sellers took in part payment four free and clear dwellings on Green avenue and Great South Bay, part of the Kuper development in Sayville, which was immediately resold by the same brokers to the six family house, 223 Bedford avenue, Brooklyn, and cash. The exchange involved properties valued at \$400,000.

Douglas & Gettler sold for A. Oppenheimer the apartment house, 124 Bedford avenue, 32x7x100, to Henry Glaser. The buyer gave in part payment a three story residence at 2209 Creston avenue, The Bronx.

W. H. Goldy sold for Harry Gratton house and garage, 40x100, on east side of Bedford avenue, between Avenues M and N; for Emelyn E. Rogers, house 81 Mansfield place, 40x100; for Isabelle K. Witbeck, house and garage 1041 East Seventeenth street, 40x100, and for John T. Bewick, five family house, 223 east side of Mansfield place, 500 feet south of Avenue M, to a builder, who will erect a \$25,000 dwelling and garage.

J. Lancy sold for the Miller-Berg Construction Company to Sarah Tomahoff a two family house, 32x100, 117 East Ninth street.

A. J. Harkin sold for the Krupp Building Corporation to Adage Realty Corporation a corner plot, 50x100, on East Third street and Parkville avenue.

Martin C. Henderson sold to M. C. Henderson store in 110 Montague street.

MISCELLANEOUS SALES REPORTED FROM BRONX

Active Trading in Various Types of Property.

The Roemon Realty Company sold through the George Goldstein Company and H. Mendelson the four story business building, 25x115, at 757 East 152d street, to an investor.

Schwab & Co. sold for D. Fried and I. Herman the five story apartment house 50x100, with stores, southeast corner of College avenue and East 168th street. The property was held at \$90,000.

William J. Gabel sold for Max Notes the two family house 1317 Prospect avenue, 25x100, to Minnie Friedman. Mr. Notes has purchased for his new home 2945 Valentine avenue.

The Rose Company purchased from the Bankers Trust Company the three one family detached houses on Saratoga avenue, near Elberon avenue.

The K. N. G. Realty Company sold to Joseph Friedman the three story apartment buildings 1545 to 1551 Hoe avenue, 150x100; also the five story apartment 2330 Washington avenue, 50x135.5x irregular.

The Active Development Company sold to the Crotona Improvement Company the property, 48.2x55.5x irregular, at the northwest corner of Eagle avenue and 149th street.

Isabella Berger sold to Jennie Kirshkopf the property, 100x50, at the south east corner of Longfellow avenue and 174th street.

The Smith-O'Brien Company leased seven stores and eleven offices in the New Miller Building at Tremont and La Fontaine avenues; also to the Jordan Motor Car Company, Studebaker Automobile Company and the Ford Motor Company, ten salesrooms in the building northeast corner of Southern Boulevard and Barretto street.

SALE AT ST. ALBANS, L. I.

260 Lots to Be Offered To-day by Jere Johnson Jr. Co.

The Jere Johnson Jr. Company, auctioneers, will sell to-day, at 2:30 P. M., on the premises, 260 lots in the village of St. Albans, Borough of Queens, L. I. The lots are located in the midst of a number of new houses on St. Mark's avenue, Roosevelt street, Springfield road and adjacent streets east of Farmers avenue.

The Long Island Railroad station at St. Albans, the St. Albans Country Club and golf links are a few minutes' walk from the property, which has the additional service of two city bus lines, running to the Union Hall street station, Jamaica, for a 5 cent fare. The construction of a new road is permitted on the Springfield road lots.

SUBURBAN TRANSACTIONS.

Hamilton, Iselin & Co. sold for H. L. Wooster his residence and an acre of land on Randolph road, Westbury, L. I., to E. H. Minner.

T. L. Osborn rented through Chauncey B. Griffin his property on Loring avenue, Pelham Heights, to H. F. Harris. The property is a five roomed house, with a large garden and a swimming pool.

Flak & Marvin sold to the H. S. Realty Real Estate and Improvement Company about one-half an acre in the Mount Tom section of Pelham Manor to Thomas Nelson Ward of this city. The same brokers recently sold to the same company, a new house on Ancon avenue, Pelham Heights, to C. C. Peck.

Also leased for Mrs. W. G. Fay a house on Loring avenue, Pelham Heights, to William H. Masten of the Willys-Overland Company.

Hove & Thompson sold a plot, 5x150, on Walworth avenue, Greenvale, Harbison & Co. sold a plot, 5x150, on 219 Park street, to E. J. Outwater of White Plains, who will improve it with a residence.

Anson P. Robinson sold for the Lorena Company a plot on Bertha place, Ardsley Park, Ardsley on Hudson, N. Y., to Robert S. Benepe, who will begin improvements at once. The same broker also sold for the Lorena Company a plot on Seneca street, Ward N. C. G. center and another plot on the same street to James F. Bushner.

FRED BROWN ACQUIRES WEST 39TH ST. PARCEL

Other Business Properties Sold in Manhattan.

Frederick Brown, the operator, having returned recently from a few months' trip abroad, resumed trading yesterday by buying the five story office building at 68 West Thirty-ninth street from the Holmes Electric Protective Company.

The building stands on a lot 21x38.5x irregular, located between Fifth and Sixth avenues, 50x100, east of Park avenue, held at \$50,000.

Thomas J. O'Reilly sold for Ida B. Flower 109 West Fifty-first street, a two story garage, 25x124.

It was extensively altered for the company's occupancy.

Smith-Coggin, Inc., has been formed for the purpose of acquiring the block front on the east side of Eleventh avenue, between Eleventh and Nineteenth streets, for improvement with a three story garage. The property is owned by the Consolidated Gas Company and Minnie Botter and contains one and two story buildings. It fronts 157.3 feet on Eleventh avenue. The incorporators of the new company are E. Smith, J. A. Cogan and M. Runkle. James F. Swanick is attorney.

George S. Runkle resold for George H. Shaffer 108 East Eighty-third street, a two story garage, 50x100, east of Park avenue, held at \$50,000.

Thomas J. O'Reilly sold for Ida B. Flower 109 West Fifty-first street, a two story garage, 25x124.

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

ONLY LAST WEEK A QUENT

Said to Us: "We just bought a house for \$6900 from a well known builder. Our furniture is in it but unpacked, and we have paid \$1000, but we have decided we would be better off to lose the \$1000 and have one of yours at \$6800."

SO HE BOUGHT ONE OF OURS NOW THERE IS A REASON

And when you see the style and finish—the breakfast nook—the Hoosier cabinet and composition floors in the kitchen and sun parlor, YOU WILL UNDERSTAND IT

We have only 3 of these wonderful houses left at \$6800 and are starting 20 more but cannot sell these new ones at less than \$7500. BUY TODAY—TOMORROW MAY BE TOO LATE \$1250 CASH—\$55 PER MONTH PAYS THE MORTGAGE

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